WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES 5.9.2028

Karen Johnson Davidson County
Batch# 1277304 DEEDWARR
05/23/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20250523-0040982

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessalyn Parker Strode, Troy Campbell and Billie Jo Hartman-Campbell	New Owner	160-14-0B-102.00 CO
(NAME)	(NAME)	
5806 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **One Hundred Percent, LLC a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jessalyn Parker Strode, single woman and Troy Campbell and Billie Jo Hartman-Campbell, husband and wife, tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 5806, on the Plan of Brentwood Trace Condominiums, of record in Plat Book 5200, page 219, as revised in Plat Book 5200, page 230, and Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5524, page 415, Book 5524, page 424, Book 5537, page 988, Book 5545, page 510 Book 5868, page 70 and Instrument No. 20240607-0042854, Register's Office.

Being the same property conveyed to ONE HUNDRED PERCENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BRITTANY SMITH, UNMARRIED, of record in Instrument No. 20210518-0066787, dated May 10, 2021, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5806 Brentwood Trace, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 20th day of May, 2025.

One Hundred Percent, LLC a Tennessee limited liability company

BY: Ken Royer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ken Royer with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of One Hundred Percent, LLC a Tennessee limited liability company and that he as such Member being authorized so to do, executed the foregoing instrument by signing the name of the corporation by himself as Member in its capacity as Member for One Hundred Percent, LLC a Tennessee limited liability company and that the corporation, as such Member, being authorized so to do by the partnership, executed the same for the purposes therein contained, by signing the name of the partnership by itself as Member.

Witness my hand, at office, this 20th day of May, 2025.

Notary Public E. Kirkham Gore III

My commission expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202505230040982

Tennessee Certification of Electronic Document

I, Regina Sullo, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/20/25 (date of document)

Regina Sullo
Affiant Signature

May 23, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 23 day of May, 2025

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

